



Burrowfield, Club Lane, Woburn Sands, MK17 8FB

Price: Offers Over £325,000 Leasehold



Over 55's Only. Situated to the ground floor is this immaculate, neutrally decorated modern apartment offered for sale with no above chain, situated in the heart of Woburn Sands. The apartment from the entrance hall has doors leading to all accommodation. The main living area has an open flow with a lounge and dining area with double doors opening to your own private balcony space, fitted kitchen with a range of gloss units and built in appliances. There are two double bedrooms with an en-suite and walk-in dressing room to the master and a main bathroom. Outside there is allocated parking. There is also exclusive use of the private roof garden and communal room.



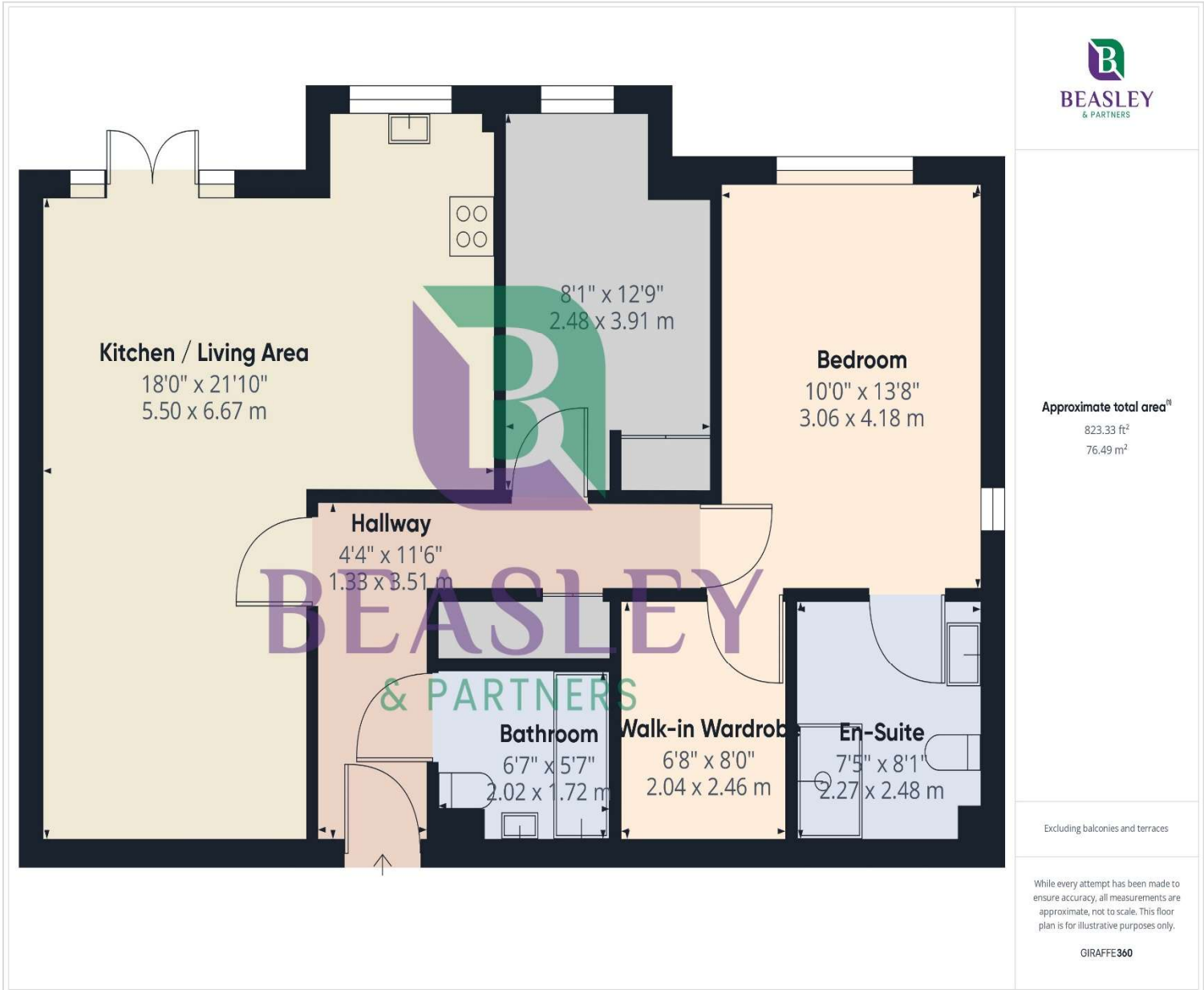
# Club Lane


Woburn Sands, MK17 8FB



Ideally located within walking distance of the High Street. Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by. For the tennis enthusiast, the local tennis club is located adjacent.

Milton Keynes, less than a 15-minute drive and offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also, just a short drive is the Historic Woburn Abbey & world-renowned Woburn Golf courses.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The vendor has informed the agent of:  
 Annual Service Charge & Ground Rent: £3000  
 Lease Remaining: 117  
 Council Tax Band C  
 EPC Rating B

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street  
 Woburn Sands  
 Buckinghamshire  
 MK17 8RL

